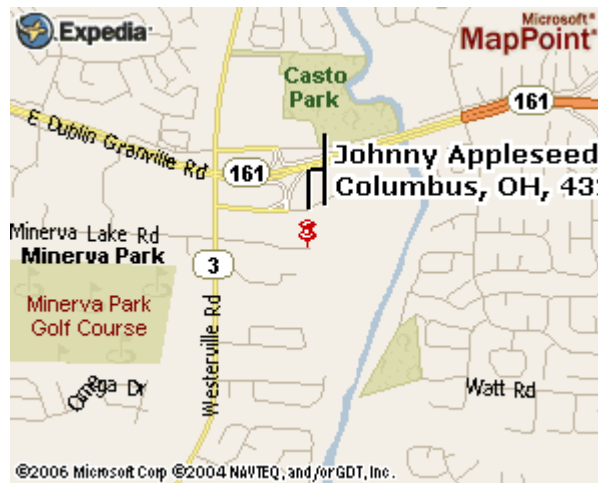


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**Located at St. Rt. 161 & Rt. 3
Columbus, Ohio
Zoned M-2 limited manufacturing
with C4 Commercial Use**



Contact Us

614-882-0800

www.reinpropertygroup.com

associate@reinerrealty.com

JOHNNY APPLESEED CORPORATE CENTER

5100 Westerville Road, Columbus, OH

The enclosed plat shows the Johnny Appleseed Corporate Center's location at the intersection of St. Rt. 161 and St. Rt. 3 (Westerville Road), Columbus, Ohio. We have M-2 limited manufacturing zoning with C4 commercial uses allowed on the frontage. Some of the benefits of this project are:

- 1) Easy access to and from the site:
 - Westerville Road is five lanes to the entry road.
 - I-270 is just $\frac{3}{4}$ mile east of the site via Rt. 161 and 1 $\frac{1}{2}$ miles north of the site via Rt. 3. I-670 now connects I-270 to downtown.
 - The interior street is a 36' wide industrial size street.
 - A traffic light at the Rt. 161 ramp breaks up traffic for easy entry and exit.
- 2) Utilities provided include 3-phase electric, natural gas, Columbus sanitary sewer and water.
- 3) The extensive landscaping along Westerville Road, the new cul-de-sac street and around the lake creates a beautiful environment for business.
- 4) A 3-acre lake provides recreation and relaxation for persons working in the center.
- 5) The site backs up to a 9-acre city property, which is now developed, into the alum Creek bikeway and parkway. This provides an excellent area for jogging and walking.
- 6) Deed restrictions and architectural guidelines protect property values.
- 7) Phase II includes 4 acres available at 5030 Westerville Road.

We have a home for many distribution, warehouse, retail and light manufacturing uses. We are



5030 WESTERVILLE RD. COLUMBUS, OH 43231
614-882-0800 - Phone
614-882-2449 - FAX

ST. RT. 3*- Westerville Rd.

827' Frontage

Log House/Museum

40 ACRES - PHASE II

Westerville Road

ST. RT. 161 Ramp

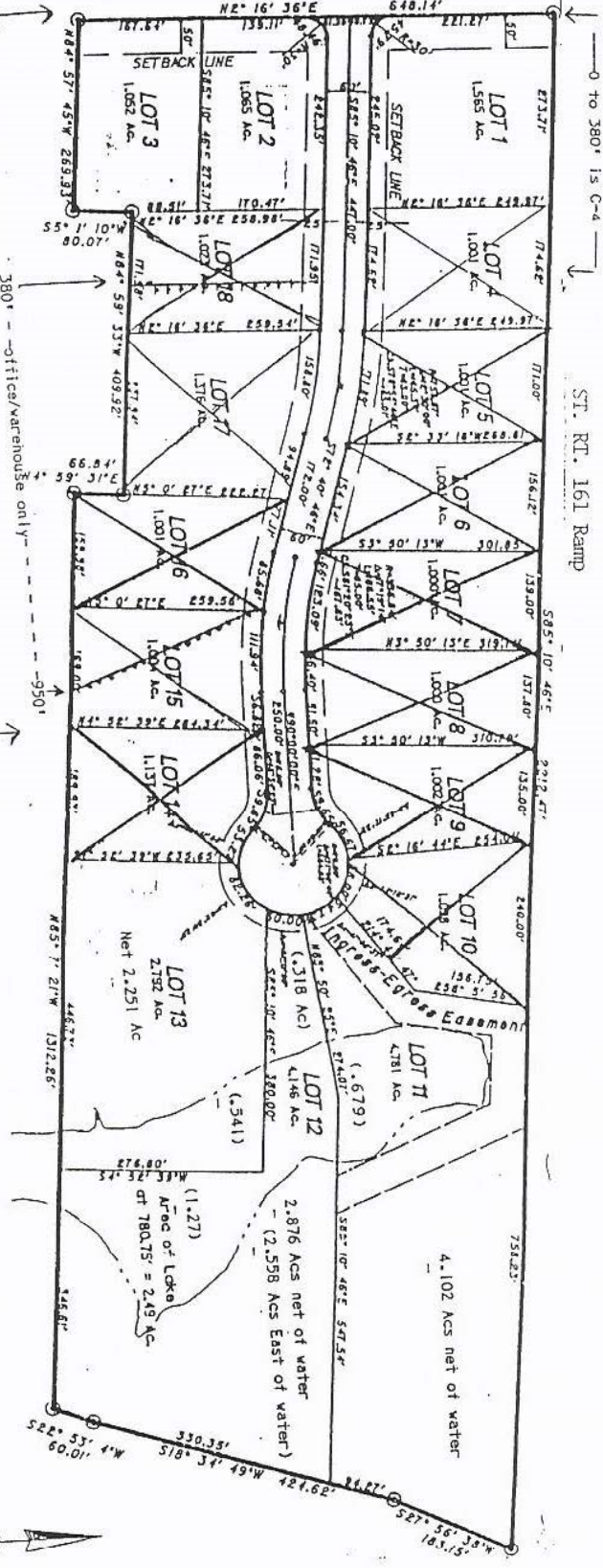
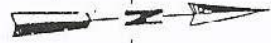
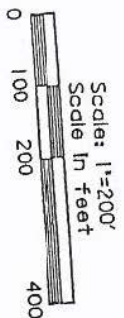
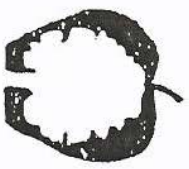
LOT LAYOUT

NO OUTSIDE STORAGE USES

Office/warehouse only

LOTS SOLD: 4, 5, 6, 7, 8, 9, 10, 14, 16, 17, 18, 15

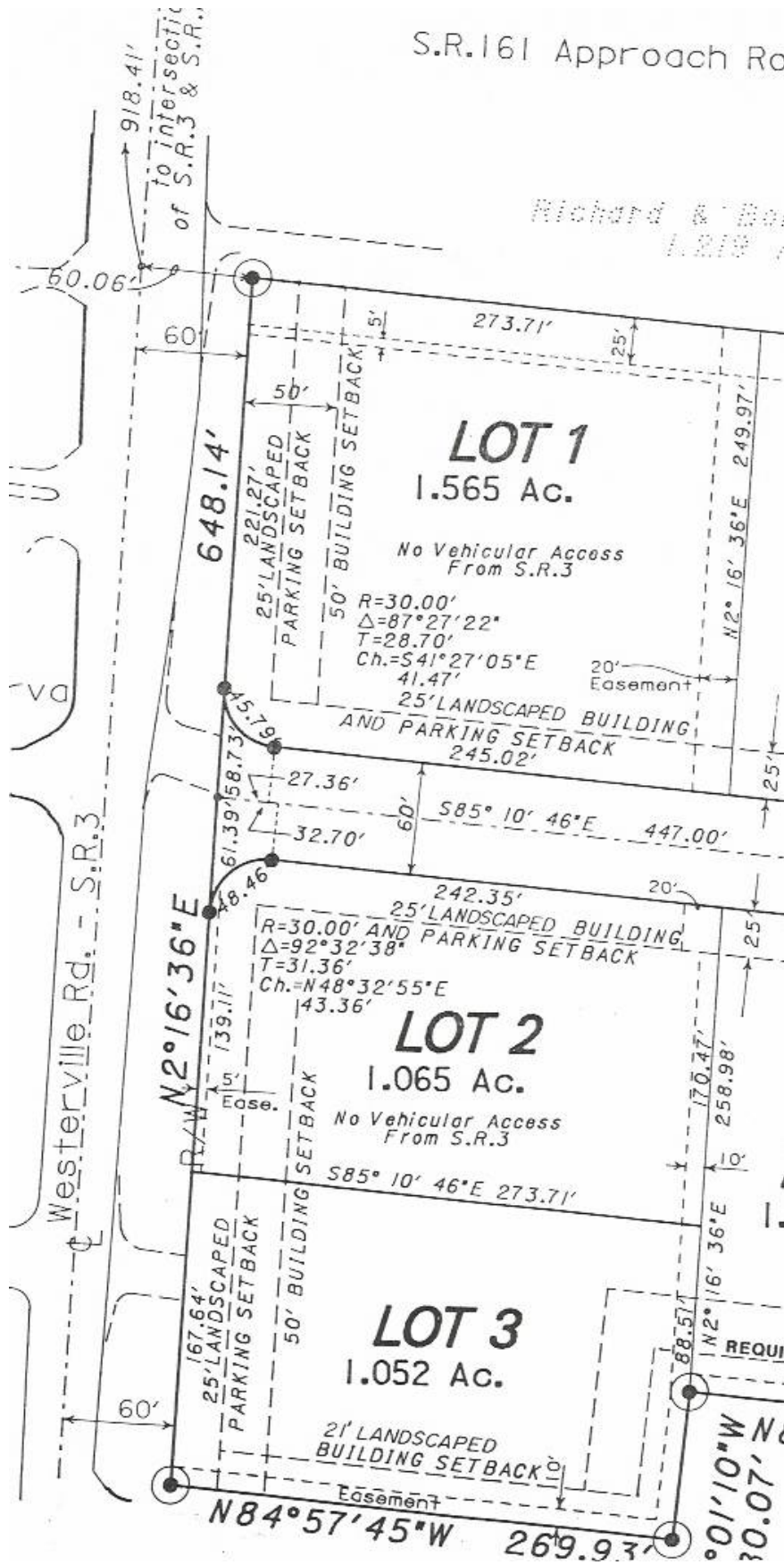
614882-0800
5030 WESTERVILLE RD. COLUMBUS, OH 43229



Johnny Applesed Corporate Center
8700 Westerville Road, Columbus, Ohio
AGENT 15 OWNER
Walter J. Felner Developer

S.R.161 Approach Rd

Richard & Bon
L.218



APPLESEED CORPORATE CENTER

